

STAMFORD PLANNING BOARD
REGULAR MEETING MINUTES # 3719
TUESDAY, AUGUST 2, 2011
7TH FLOOR LAND USE BUREAU CONFERENCE AREA
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Theresa Dell, Roger Quick, Dudley Williams, Claire Fishman, Michael Totilo, Jay Tepper and Zbigniew Naumowicz. Present for staff was Todd Dumais.

Subdivision:

Subdivision Application #3998 of Jerome L. Levine for the Estate of Mortimer H. Hess

Jr. For subdivision of property into three (3) parcels. The property is located on the east side of Newfield Avenue, having an address of 1857 Newfield Avenue

Mr. Dumais reviewed the Public Hearing held on the application. He explained that all three lots conform to the subdivision regulations and that there were no major issues raised during the hearing. Mr. Dumais then distributed and the Board discussed the following list of draft conditions of approval:

Subdivision #3998 approved subject to the following conditions:

1. Delineation of "Open Space Preserve/Conservation Area" – shall be field staked with permanent markers prior to the filing of the final subdivision map. The delineation of said space shall be iron pipes and Environmental Protection Board (EPB) approved conservation signage installed along all property boundaries, turning points and at intervals of no less than 100 feet along continuous stretched of the conservation boundary. The areas so designated are 23,498 square feet and are shown on a map dated revised July 26, 2011, entitled "Preliminary Subdivision of Property Now or Formerly of The Estate of Mortimer H Hess JR Stamford, Connecticut" on file in the Planning Board office.
2. Filing of a "Conservation Easement Agreement" to include the area designated as "Open Space Preserve/Conservation Area" prior to the filing of the final subdivision map.
3. Significant trees and stone walls are to be preserved to the greatest extent allowable with specific measures to ensure their protection outlined on a plan subject to the review and approval of the Environmental Protection Board (Note on final map).
4. Final review and approval of the proposed drainage by the City Engineer prior to the issuance of any building permit for Lots B2 and B3.
5. The burial of any stumps, logs, brush and construction debris shall be expressly prohibited. All fill deposited on the property shall be clean by nature, free of construction debris, wood lengths and other debris;
6. Site development shall not begin until a final soil erosion and sedimentation control plan is reviewed by Environmental Protection Board Staff and those approved elements are properly installed and are functional (Note on final map).
7. Submission of a performance bond or other surety to ensure the full and proper completion of the common drive, drainage structures, soil and erosion controls, landscaping and certifications to be filed with the Planning Board prior to the filing of the final map. An estimate is to be prepared by the developer and submitted to City Staff for review and approval.

8. Submission of standard drainage facilities and landscape maintenance agreements to ensure the proper function and maintenance of all drainage structures and planted features, prior to the transfer of ownership or prior to the issuance of a building permit for lots B2 or B3, whichever comes first. (Note on the Record Plan).
9. All landscaping, environmental enhancements, and drainage improvements to be completed under the supervision of qualified professionals with certification of proper completion provided to EPB staff prior to endorsement of the issuance of Certificates of Occupancy, and prior to the release of the surety.
10. Conditions (1-5), as described in the letter from Anne Fountain, Director of Health and Social Services to the Norman Cole, Land Use Bureau Chief dated July 22, 2011 (note to appear on final map).
11. In-ground fuel tanks shall be prohibited (note to appear on final map).
12. In accordance with CGS 8-26c, approval shall expire on August 2, 2016, unless all "work" as said term is defined in CGS 8-26c(b), has been completed by said date (note to appear on final map).
13. Subdivision reference number to be placed on final map.

Mr. Quick noted that he was please with the revised language for condition number 8 and that it should prevent any issues. He then moved approval of the subdivision subject to staffs recommended conditions. Mrs. Fishman seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Williams, Fishman, Totilo and Quick).

Zoning Board Referral

Application 211-18 – Text Change – Richard W. Redniss, amendments to Section 3, Appendix A, Appendix B and Footnotes to Appendix B all relating to the definition and standards of FAR, residential density and building area for Apartment Buildings for the Elderly, Nonprofit. In addition, an amendment to Section 12-B is proposed.

Mr. Dumais briefly introduced the application and noted that the applicant, Mr. Redniss requested a chance to speak before the Board.

Mr. Redniss spoke on behalf of Charter Oak Communities and St. Luke's Life Works and noted that this was part of the follow-up to the fee-in-lieu transfer of Palmer's Hill. Mr. Redniss then explained the deal between Palmer's Hill and C.O.C. and how C.O.C. is redoing all of the Public Housing on the West Side and is using a more sustainable mixed-income model. He then said that Syzik housing would be relocated and the land incorporated as part of the Mill River Park and how the 50 units located here would be relocated to the site at 992 Summer Street. The balance of the fee-in-lieu money would come from Palmer's Hill to make the deal happen. This text amendment is required to execute the scheme.

Mr. Redniss then presented the site plan and building for 992 Summer Street and described it as very similar to Post House, containing 48 units in 5-stories. He then stated that the amendment would amend the definition of apartment building for the elderly to allow it in a Downtown Master Plan Category and change it to by way of Special Exception from the Zoning Board. Mr. Redniss then explained that part of the change was to calculate density in a similar fashion to the way it is done in the Village Commercial, by unit size.

The Board asked several questions particularly regarding the parking. Mr. Totilo was concerned with the 16 spaces provided and asked how many employees would be working at the site? Another question was asked how many questions are currently at the Syzik Homes? Mr. Dumais answered there appears to be 26 spaces based on an aerial image.

Mr. Williams moved to recommend approval of the Zoning Text Change. Mr. Totilo seconded the motion and it passed unanimously with the eligible members present voting, 5-0.

Supplemental Appropriation Request

Land Use Bureau, Master Plan Update Supplemental Appropriation Request, \$200,000 for consultant services related to the Comprehensive Review and Update of the City's Master Plan and related infrastructure studies and neighborhood specific plans.***

Mr. Totilo moved to add the item to the agenda, seconded by Mr. Williams and passed unanimously with the eligible members present voting, 5-0 (Dell, Williams, Fishman, Totilo and Quick).

Mrs. Dell explained that the reason this was back on the Agenda was because after she meet with the Mayor, he suggested increasing to \$250,000 to better cover the cost of the study. There being no questions from the Board, Mrs. Fishman moved to recommend approval of the Supplemental Appropriation Request. Mr. Totilo seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Williams, Fishman, Totilo and Quick).

Old Business:

Mr. Tepper provided the Board with an update from SWRPA about the ongoing discussions of switching the RPA format to a COG. He noted that he could not see a benefit to Stamford and will be meeting with the mayor to discuss the matter further.

There being no further business to discuss Mrs. Dell adjourned the meeting at 9:00 pm.

Respectfully Submitted,

Claire Fishman, Secretary
Stamford Planning Board